

**UNITED STATES BANKRUPTCY COURT**  
**FOR THE DISTRICT OF SOUTH CAROLINA**

IN RE:

Tybiz TS, LLC,

Debtor.

Case No. 22-01906-dd

**TRUSTEE'S REPORT OF SALE**

Chapter 7

<b>DATE OF SALE:</b>	March 13, 2023
<b>TYPE OF SALE:</b>	Private
<b>PROPERTY SOLD:</b>	Commercial building at 3102 Main Street, Newberry, SC 29108, Newberry County, TMS 397-1-2-71
<b>PURCHASER:</b>	John Voss, no relationship to Debtor
<b>GROSS SALES PRICE:</b>	\$373,000.00
<b>SALES AGENT:</b>	Jackson L. Cobb, employed 9/6/2022
<b>COMMISSION PAID:</b>	\$37,300.00 (10 %)
<b>EXPENSES OF SALE:</b>	\$ 2,567.73 county taxes 1/1/2023 - 3/13/2023 \$14,097.40 2022 county taxes \$ 245.00 fees to closing attorney \$ 1,380.10 deed stamps
<b>LIENS PAID FROM SALES PROCEEDS:</b>	\$256,418.77 Wells Fargo mortgage
<b>DEBTOR'S EXEMPTION:</b>	N/A
<b>NET TO ESTATE:</b>	\$60,991.00
<b>AMOUNT DISBURSED TO DATE BY TRUSTEE:</b>	None disbursed

March 15, 2023

/s/Robert F. Anderson

Robert F. Anderson, Trustee

District Court ID #1091

P.O. Box 76, Columbia, SC 29202

(803) 252-8600

bob@andersonlawfirm.net

## A. Settlement Statement

FINAL

U.S. Department of Housing and  
Urban Development

OMB Approval No. 2502-0265

## B. Type of Loan

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input type="checkbox"/> Conv. Unins.	6. File Number: 22-132570	7. Loan Number:	8. Mortgage Insurance Case Number:
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.				

**C. Note:** This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. Name & Address of Borrower: JOHN VOSS 1735 WEST C 48 BUSHNELL, FL 33513	E. Name & Address of Seller: ROBERT F. ANDERSON, TRUSTEE IN BANKRUPTCY FOR TYBIZ TS, LLC 2217 D MATTHEWS TOWNSHIP PKWY SUITE 246 MATTHEWS, NC 28105	F. Name & Address of Lender: ARMANDO ALONSO, AS TRUSTEE OF THE ARMANDO ALONSO FAMILY TRUST DATED NOVEMBER 3, 1993 9301 SILVER LAKE DRIVE LEESBURG, FL 34788
G. Property Location: 3102 MAIN STREET NEWBERRY, SC 29108 (NEWBERRY) (397-1-2-71)	H. Settlement Agent BLAIR CATO PICKREN CASTERLINE, LLC 925 E. MAIN STREET, UNIT A, LEXINGTON, SC 29072-4202 (803) 808-0100 Place Of Settlement: 925 E. MAIN STREET, UNIT A, LEXINGTON, SC 29072-4202 (803) 808-0100	I. Settlement Date / Disbursement Date 3/13/2023 / Tax ID: 47-2323124

## J. Summary of Borrower's Transaction

## 100. Gross Amount Due From Borrower

101. Contract sales price	\$373,000.00
102. Personal Property	
103. Settlement Charges to Borrower (line 1400)	\$7,700.00
104. Net Payoff to	
105.	

## Adjustments for items paid by seller in advance

106. City/town taxes	
107. County taxes	
108. Assessments	
109.	
110.	
111.	
112.	

120. Gross Amount Due From Borrower \$380,700.00

## 200. Amounts Paid By Or In Behalf Of Borrower

201. Deposit or Earnest Money	\$25,000.00
202. Principal amount of new loan	\$419,440.30
203. Existing loan taken subject to	
204.	
205.	
206.	
207.	
208.	
209.	

## Adjustments for items unpaid by seller

210. City/town taxes	
211. County taxes 1/1/2023 to 3/13/2023 @ \$13,200.29/Year	\$2,567.73
212. Assessments	
213.	
214.	
215.	
216.	
217.	
218.	
219.	

220. Total Paid By/For Borrower \$447,008.03

## 300. Cash At Settlement From/To Borrower

301. Gross Amount Due From Borrower (line 120)	\$380,700.00
302. Less Amounts Paid By/For Borrower (line 220)	\$447,008.03

303. Cash ☐ From ☒ To Borrower \$66,308.03

## K. Summary of Seller's Transaction

## 400. Gross Amount Due To Seller

401. Contract sales price	\$373,000.00
402. Personal Property	
403.	
404.	
405.	

## Adjustments for items paid by seller in advance

406. City/town taxes	
407. County taxes	
408. Assessments	
409.	
410.	
411.	
412.	

420. Gross Amount Due To Seller \$373,000.00

## 500. Reductions In Amount Due To Seller

501. Excess deposit (see instructions)	
502. Settlement Charges to Seller (line 1400)	\$53,022.50
503. Existing loan(s) taken subject to	
504. Payoff of first mortgage loan to Wells Fargo Bank, National	\$256,418.77
505. Payoff of second mortgage loan	
506. Earnest money retained by	
507. Disbursed as proceeds (\$25,000.00)	
508.	
509.	

## Adjustments for items unpaid by seller

510. City/town taxes	
511. County taxes 1/1/2023 to 3/13/2023 @ \$13,200.29/Year	\$2,567.73
512. Assessments	
513.	
514.	
515.	
516.	
517.	
518.	
519.	

520. Total Reduction Amount Due Seller \$312,009.00

## 600. Cash At Settlement To/From Seller

601. Gross Amount Due To Seller (line 420)	\$373,000.00
602. Less Deduction in Amt. Due To Seller (line 520)	\$312,009.00

603. Cash ☒ To ☐ From Seller \$60,991.00

AS#1  
RCA

<b>L. Settlement Charges</b>		
<b>700. Total Sales/Broker's Commission</b>		
Division of Commission (line 700) as follows:		
701. \$22,380.00 to Cobb & Sabbagha Realty	Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
702. \$14,920.00 to Coldwell Banker Residential Brokerage		
703. Commission paid at Settlement		\$37,300.00
704.		
<b>800. Items Payable In Connection With Loan</b>		
801. Loan Origination Fee		
802. Loan Discount		
803. Appraisal Fee		
804. Credit Report		
805. Lender's Inspection Fee		
806. Mortgage Insurance Application Fee		
807. Assumption Fee		
<b>900. Items Required By Lender To Be Paid In Advance</b>		
901. Interest		
902. Mortgage Insurance Premium		
903. Hazard Insurance Premium		
<b>1000. Reserves Deposited With Lender</b>		
1001. Hazard insurance		
1002. Mortgage insurance		
1003. City property taxes		
1004. County property taxes		
1005. Annual assessments		
1008. Aggregate accounting adjustment		
<b>1100. Title Charges</b>		
1101. Settlement or closing fee to Blair Cato Pickren Casterline, LLC	\$550.00	
1102. Abstract or title search to Blair Cato Pickren Casterline, LLC	\$600.00	
1104. Title Commitment Fee to Blair Cato Pickren Casterline, LLC	\$150.00	
1105. Document preparation to Blair Cato Pickren Casterline, LLC	\$350.00	
1106. Notary fees		
1107. Attorney's fees to Blair Cato Pickren Casterline, LLC (includes above item numbers: )	\$4,400.00	
1108. Title Insurance to Blair Cato Pickren Casterline, LLC (includes above item numbers: )	\$1,360.00	
1109. Lender's coverage \$550,000.00 Premium \$1,260.00 to Blair Cato Pickren Casterline, LLC		
1110. Owner's coverage \$373,000.00 Premium \$100.00 to Blair Cato Pickren Casterline, LLC		
1113. See Addendum 1113	\$150.00	\$120.00
1114. Disbursement Fee to Blair Cato Pickren Casterline, LLC		\$100.00
1115. Update & Record Fee to Blair Cato Pickren Casterline, LLC	\$100.00	
1116. UCC Search to Blair Cato Pickren Casterline, LLC		\$25.00
<b>1200. Government Recording and Transfer Charges</b>		
1201. Recording fees: Deed \$15.00; Mortgage \$25.00; Release ;	\$40.00	
1202. County tax/stamps: Deed \$1,380.10; Mortgage ;		\$1,380.10
1203. State tax/stamps: Deed ;		
<b>1300. Additional Settlement Charges</b>		
1301. Survey		
1302. Pest Inspection		
1304. 2022 Real Estate Taxes to Newberry County Treasurer		\$14,097.40
<b>1400. Total Settlement Charges (enter on line 103, Section J and 502, Section K)</b>	<b>\$7,700.00</b>	<b>\$53,022.50</b>

*Handwritten signature/initials: P#2, 18, RIA*

Substitute 1099-S (Copy B) Notice to Transferor/Filer (Seller): Certain Real Estate transactions are reportable to the IRS by the Settlement Agent. Information required to be reported includes Transferor's Name, Address and TIN/EIN, File Number, Date of Closing, Gross Proceeds, Address of property (including City, State and Zip) if Transferor received or will receive property or services as part of the Consideration, and Buyers part of the Real Estate Tax. You should consult your Tax Adviser regarding your obligation to report.

"This important tax information is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction may be imposed on you if this item is required to be reported and the IRS determines that it has not been reported."

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief it is true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

BORROWERS

JOHN VOSS

SELLERS

Robert F. Anderson, Trustee in Bankruptcy for Tybiz TS, LLC

BY:  
ITS:

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or I will cause the funds to be disbursed in accordance with this statement.

Blair Cato Pickren Casterline, LLC

Date

3/13/2023

C. BRU PENDER

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see; Title 18 U.S. Code Section 1001 and Section 1010

22-132570

## HUD-1 Settlement Statement

## Addendum for 1100. Title Charges

	Buyer	Seller
Addendum 1113		
a. Admin. Fee(s) to Blair Cato Pickren Casterline, LLC	\$125.00	\$95.00
b. DOR/DEW Search & Review to Blair Cato Pickren Casterline, LLC	\$25.00	\$25.00
Total:	\$150.00	\$120.00

